



Federal Grant Accomplishments

Garland Housing and Community Services Department

Federal Grants History and Accomplishments

Housing and Community Services Department

Mission Statement

The City of Garland's Housing and Community Services Department is responsible for revitalizing neighborhoods by providing safe and affordable housing for low to moderate income households, providing funding to create or maintain a supportive social environment, and expanding economic opportunities to residents of Garland.

Community Development Week April 6 through 11 2015

This year marks the 41st anniversary of the CDBG program. The CDBG program provides grants to over 1,200 local governments to devise neighborhood approaches that improve the physical, economic and social conditions in communities.

Both programs are administered nationally by the U.S. Department of Housing and Urban Development.

CDBG and HOME have seen funding reductions in the past several years. In FY 2010, CDBG was funded nationally at \$3.990 billion and HOME was funded at \$1.825 billion. CDBG is now funded at \$3.0 billion nationally and HOME at \$900 million. These programs are needed more than ever to help our most vulnerable citizens and improve the overall condition of our neighborhoods.

What is Community Development Block Grant – CDBG

CDBG is a valued program, contributing to local economies, serving households in need, maintaining and stabilizing neighborhoods, and providing the flexibility to develop partnerships and projects that are vital to the well-being of communities nationwide. Communities use CDBG to respond to current and emerging community development needs, including the creation of jobs, development of workforce housing, improvement of existing housing stock, the delivery of vital services, and the development of important infrastructure improvements.

Authorized under Title I of the Housing and Community Development Act of 1974, the Community Development Block Grant (CDBG) Program combined several existing Federal programs under one streamlined grant. The statute creating the program was signed into law by President Gerald Ford in 1974. The program celebrated its 40th anniversary in 2014.

The Community Development Block Grant (CDBG) Program grows local economies and improves the quality of lives for low- and –moderate income citizens. CDBG provides direct formula grants to nearly 1200 State and local governments to provide decent housing, a suitable living environment, and economic opportunities within their communities.

As mentioned previously, CDBG provided direct formula grants to local governments and to States. Local governments (otherwise known as entitlement communities) receive 70% of the annual CDBG allocation and States receive the remaining 30% of the allocation to distribute to non-entitlement communities. Entitlement communities are defined as a city in a metropolitan area with a population of 50,000 or more, a principal city of a metropolitan area, or an urban county with a population of 200,000 or more (excluding the population of metropolitan cities therein). Currently, nearly 1,200 States and entitlement communities across the country receive a direct annual CDBG allocation. Garland is one of those communities. Grant amounts are determined by the higher of two formulas: Formula A: data based on overcrowded housing, population, and poverty; or Formula B: data based on age of housing, population growth lag, and poverty.

Types of activities funded with CDBG include the following:

CDBG Provides Economic Development Opportunities to Communities

- job creation/retention
- financial assistance to small businesses
- construction of public facilities and improvements
- commercial/industrial land acquisition
- commercial/industrial infrastructure development
- commercial/industrial building acquisition, construction, rehabilitation

CDBG Helps Anchor Communities through Housing

- direct homeownership assistance to credit worthy purchasers
- construction of housing
- rehabilitation of existing housing.



CDBG Provides Vital Public Improvements and Services

- employment training
- water/sewer improvements
- flood and drainage facilities
- fire stations
- street improvements
- child care centers and services
- centers for the disabled/handicapped and services
- youth centers and services

What has CDBG Accomplished

Below is a list of accomplishments according to the U. S. Department of Housing and Urban Development's Accomplishment Report for December 2014:

- **CDBG is a jobs generator:** Between FY05 and FY14, CDBG created/retained 353,327 jobs.
- **CDBG leverages other funds:** For every \$1.00 of CDBG Investment, another \$4.07 in private and public dollars is leveraged.
- **CDBG provides safe, decent, workforce housing:** Between FY05 and FY14, CDBG assisted over 1.2 million low and moderate income homeowners rehabilitate their homes, provided down payment assistance and closing costs assistance to qualified home buyers, and assisted homeowners with lead-based paint abatement.
- **CDBG provides crucial public improvements to communities:** Between FY05 and FY14, CDBG public improvements benefited nearly 37 million low and moderate income people nationwide. These public improvements included senior centers, child care centers, group homes for persons with disabilities, shelters for victims of domestic violence and homeless veterans, health clinics providing vaccinations and dental care to low income children, sanitary water and sewer systems, safe streets, and improved drainage systems, among others.
- **CDBG provides needed public services:** Between FY05 and FY14, CDBG provided public services to over 114 million low and moderate income persons. These services included employment training, meals and other services to elderly, services to help abused and neglected children, assistance to local food banks, and many other services.

What is HOME Investment Partnership Grant - HOME

The HOME Investment Partnership (HOME) Program is used to expand the supply of decent, safe, and affordable housing for low and moderate income households through public-private partnerships. HOME provides direct annual grants to over 600 state and local participating jurisdictions. Garland is one of those jurisdictions. HOME eligible activities include new construction and rehabilitation of rental and homebuyer units, down payment assistance to credit worthy home buyers, and tenant-based rental assistance.

State and local participating jurisdictions that receive HOME funding are responsible for managing the day to day operations of the program; ensuring that the funds are investing in accordance with all program requirements and written agreements.

What has HOME Accomplished

Below is a list of accomplishments according to the U. S. Department of Housing and Urban Development's Accomplishment Report for December 2014:

- Since 1992, the HOME program has created over one million units of affordable housing.
- Every \$1.00 of HOME funds leverages another \$4.16 in non-HOME funds.
- The HOME program facilitates public-private partnerships in the development of affordable housing.
- The HOME program has created 493,000 units for new homebuyers, over 230,000 units for owner-occupied rehabilitations, and over 464,000 rental units.
- HOME provides critical gap financing that make Low Income Housing Tax Credit (LIHTC) projects feasible.
- For Garland, HOME has generated a long term source of revenue from private dollars that provides a return on investment of federal dollars.

What is Emergency Solutions Grant - ESG

The Emergency Solutions Grant is a federal program designed to provide financial assistance to facilities and programs to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

The Housing and Community Services department currently awards grant funds directly to emergency/homeless shelters and agencies throughout the state to provide for activities such as operational expenses (utilities, insurances, furnishings/appliances, etc.) and essential services (case management, medical, laundry, transportation, etc.), homeless prevention, rapid re-housing and HMIS (Homeless Management Information System).

The ESG program is designed to be a first step in a continuum of assistance to enable homeless individuals and families to move toward independent living as well as prevent homelessness.

The ESG program also requires that agencies that receive funding provide a dollar for dollar match in private funding.

2014-2015 Grant Allocations

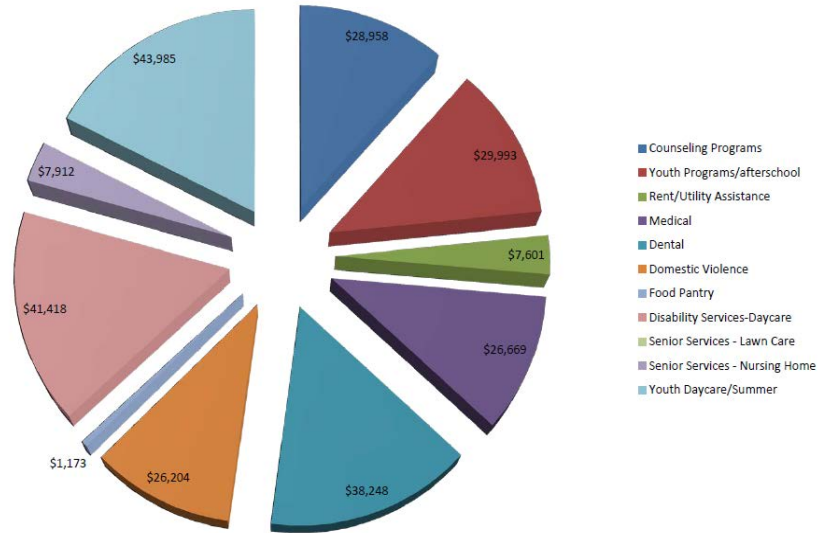


2014/2015 Federally Funded Programs: 33

Total Program Funding: \$2,740,513 - (October 1, 2014 through September 30, 2015)

CDBG Public Service Projects: \$274,199

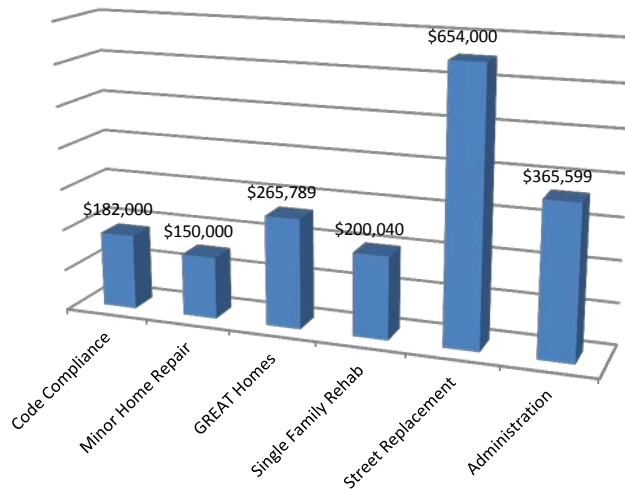
- Achievement Center of Texas
- Axe Memorial United Methodist Church
- Counseling Institute of Texas
- Dental Health Program
- Hope Clinic
- Galaxy Center
- Garland Family YMCA
- Garland Police Boxing Program
- Mount Hebron Literacy Enhancement
- Mount Hebron Summer Arts Program
- Elderly Yard Care – Code
- New Beginning Center
- S.T.A.R.S Program – Parks
- Reinventing Human Capital
- Salvation Army Boys and Girls Program
- Salvation Army Rent/Mortgage Assistance
- Garland Ombudsman Program



CDBG 2015 Public Service Programs

CDBG City Projects: \$1,451,829

- Code Compliance
- Minor Home Repair Program
- GREAT Homes Program
- Single Family Rehabilitation Program
- Street Repair Program



CDBG 2015 City Programs

CDBG Grant Administration: \$365,599

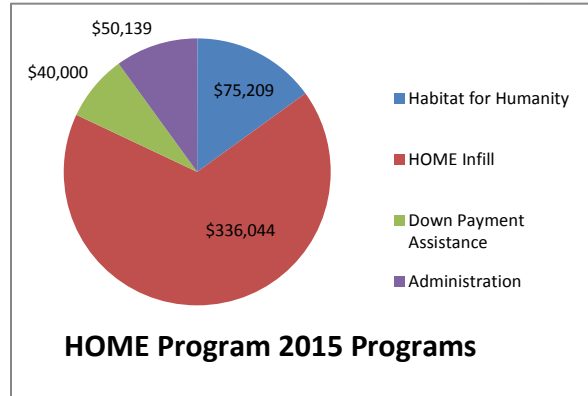
- Housing and Community Services
- Fair Housing

2014/2015 Federally Funded Programs: 33 (continued)

Total Program Funding: \$2,740,513 - (October 1, 2014 through September 30, 2015)

HOME Funded Projects: \$501,392

- New Construction – Habitat for Humanity
- HOME Infill Program
- Down Payment Assistance Program
- Administration Funding

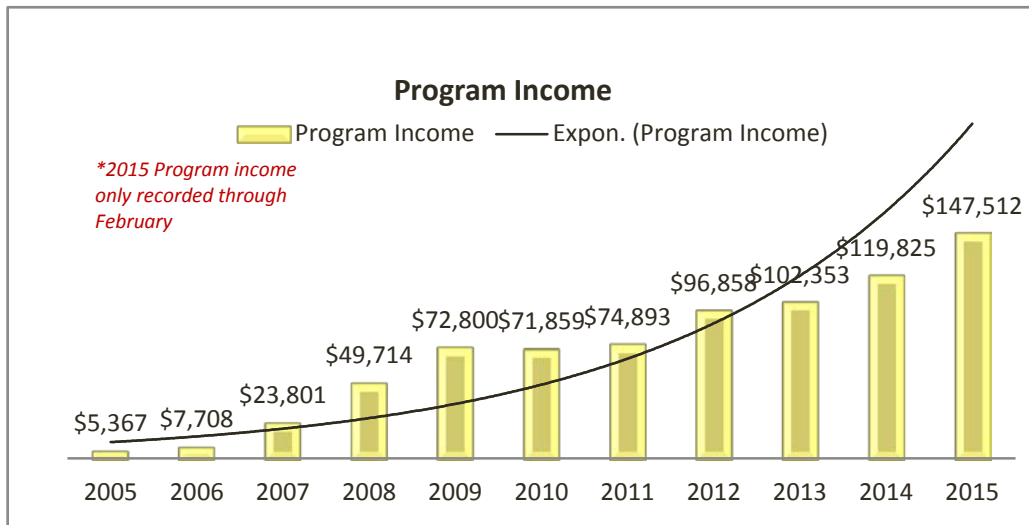


HOME Project Program

Income Projection: \$512,512

Revenue collection for the HOME program is flexible and can change with varying economic conditions.

Recently, the real estate climate in Garland has been seen as a “seller’s market”. Credit for borrowers has been made available and because of this, we are able to sell our homes to borrowers with private lenders providing the mortgage.



Because of the “lump sum” revenue we collect on direct sale properties, we are able to increase our new construction units from 2 homes to 6 homes.

Program income for this year is projected to increase to \$512,512 the entire entitlement for HOME funding is only \$501,000

Funding History

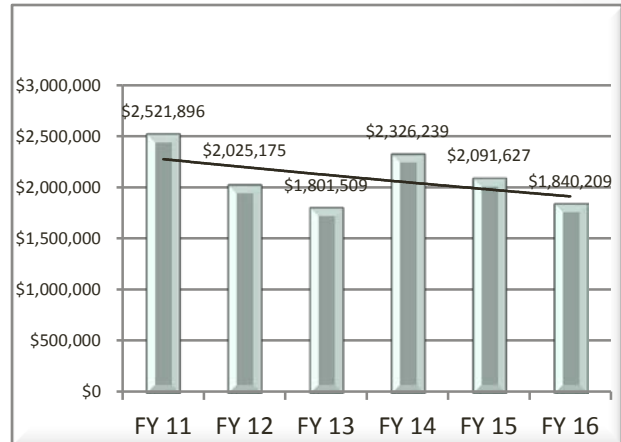
2011 – 2016 Federal Entitlement History

In 2014, the Community Development Block Grant Program (CDBG) celebrated its 40th anniversary. CDBG's main purpose is to provide decent, safe and sanitary housing, a suitable living environment and economic opportunities to low and moderate income people.

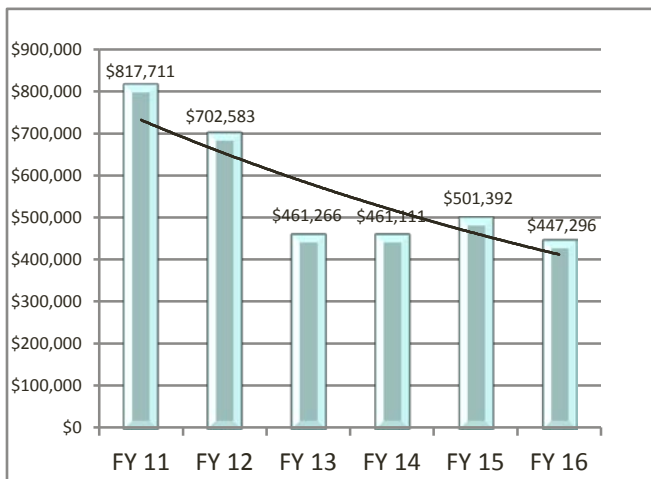
The CDBG grant fund is used to fund a variety of programs benefiting low and moderate income residents ranging from infrastructure improvements to homeowner rehabilitation programs, public services and fair housing initiatives.

The City's Community Development Block Grant program has seen its allocations decrease since 2011.

CDBG Funding Trend



HOME Funding Trend



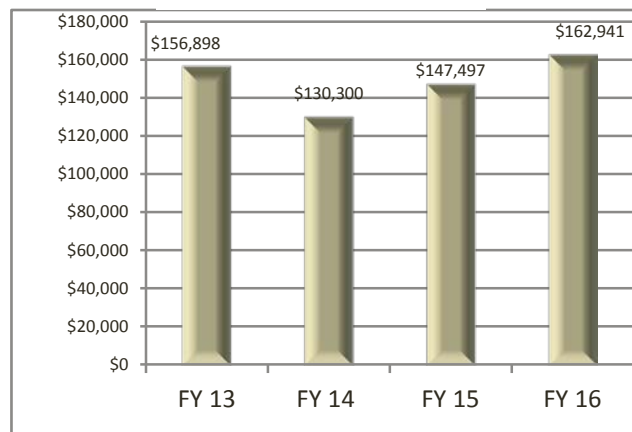
The HOME program funds are used to provide loans and grants to homeowners, acquisition of property and rehabilitation and new construction of workforce housing.

The City's HOME entitle has experienced a 55% cut over the past six (6) years owing to a series of disparaging articles in the Washington Post that questioned the program's expenditures and resulted in national cuts to the program.

The Emergency Solutions Grant (ESG) is awarded to the City to allocate money to various homeless providers in the area.

The City's ESG allocation has seen a steady increase in funding owing to the current administration's having identified homelessness assistance as a community development priority. On January 22, 2015, the City identified 167 individuals as being homeless.

ESG Funding Trend



Accomplishment History

2011 – 2015 Accomplishments

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM ACCOMPLISHMENTS

CDBG funds in the amount of **\$10,619,591** was provide for activities, such as medical and dental assistance, youth programs, counseling assistance, rental assistance, infrastructure repair, public services, acquisition of single family housing and housing repair programs.

For every **\$1.00** of CDBG funding another **\$4.07** in private and public dollars is leveraged.



3,428

Persons CDBG assisted in the past five years with medical and dental services.



2,642

Persons CDBG assisted with programs for elderly and disabled.



21,989

Persons CDBG assisted with public improvement programs such as streets and sidewalks.



6,834

Persons CDBG assisted through public services agencies



178

Families CDBG assisted with housing repairs over the last 5 years.






TOTAL PEOPLE ASSISTED 47,103

2011 – 2015 Accomplishments

HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM ACCOMPLISHMENTS

For every **\$1.00** of HOME funding another **\$4.16** in private and public dollars is leveraged.

HOME funds in the amount of **\$2,977,063** were provide for housing activities, such as homebuyer assistance, rental assistance, and the production of affordable rental units.

HOME assisted persons in the past five years	190	
Total units of affordable housing created	95	
Households received assistance in purchasing their first home	70	
New homes constructed and number of families with mortgages	25	
First time homebuyer mortgages generated	95	




TOTAL PEOPLE ASSISTED 190

2013-2014 Accomplishments

EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM ACCOMPLISHMENTS

For every **\$1.00** of ESG funding another **\$1.00** in private and public dollars is leveraged.

ESG funds in the amount of **\$162,941** was provided for homelessness activities, such as rental assistance, case management, and assistance for domestic violence.

Homelessness Prevention Activities	30	
Rapid Re-Housing Activities such as motel vouchers	142	
Domestic Violence Shelter Activities	302	

TOTAL PEOPLE ASSISTED IN FY 2014 - 474



Recognition

THE NATIONAL COMMUNITY DEVELOPMENT ASSOCIATION HONORS SEVEN COMMUNITIES WITH THE 2015 AUDREY NELSON COMMUNITY DEVELOPMENT ACHIEVEMENT AWARD WASHINGTON, DC

On January 23, 2015, the National Community Development Association (NCDCA) recognized the winners of the 2015 Audrey Nelson Community Development Achievement Award during an awards luncheon at the NCDCA Winter Conference in Washington, DC.

In 1987, NCDCA established the Audrey Nelson Community Development Achievement Award in honor of Audrey Nelson, the first Deputy Executive Secretary of NCDCA. Audrey grew up in a low-income, inner city Chicago neighborhood which was a target area for the local Model Cities Program. Her intense commitment to her neighborhood, her local program efforts, and her drive to serve low-income people was cut short by death from cancer at the age of 29. NCDCA is proud to continue the award in Audrey's name to honor communities which exemplify outstanding achievement in service to neighborhoods and their lower-income residents through their innovative and exemplary use of two vital federal programs that help local governments address neighborhood blight, provide affordable housing, and increase economic opportunities – the Community Development Block Grant (CDBG) Program (including Section 108) and the HOME Investment Partnerships (HOME) Program.

Allocated through the U.S. Department of Housing and Urban Development (HUD), CDBG and HOME form the bedrock of federal assistance to local communities. Both programs have been shrinking in recent years due to federal budget cuts. Since FY 2010, CDBG has been cut by over 20% while the HOME program has been cut by over 50%; causing reductions in local programs that provide community development and affordable housing assistance. The Audrey Nelson Award provides the opportunity to draw national attention to the programs.

NCDCA

NCDCA is a non-partisan, national non-profit membership-based organization that represents local government departments across the country that administers federally-supported community and economic development and affordable housing programs. NCDCA is an association of people committed to assist local governments to achieve high quality, locally-responsive programs for making communities better places in which to live and work, particularly for low- and moderate-income people.

The following communities received the 2015 Audrey Nelson Community Development Achievement Award.

- ***Garland, TX - Program: ZERO Energy Ready New Construction***

Utilizing the Department of Energy's ZERO Energy Ready Guidelines, the City of Garland, TX used HOME funds to construct two new homes for deserving Veteran families. The construction of the properties utilized advanced technologies to reduce the energy usage, costs, and carbon footprint; allowing the homeowners to live in a healthy, low-cost home that is sustainable for decades to come.

- *Collier County, FL - Project: First Street Plaza – Zocalo*
- *Jacksonville, FL - Project: Gateway Community Services – Adult Detoxification Center Improvement Project*
- *Miami, FL - Project: Edificio Pineiro*
- *Fall River, MA - Project: Curtain Lofts*
- *Durham, NC - Project: Southside Revitalization Project*

